

167.0

0003

0004.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

905,100 / 905,100

USE VALUE:

905,100 / 905,100

ASSESSED:

905,100 / 905,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City  |
|-----|--------|------------------------|
| 151 |        | APPLETON ST, ARLINGTON |

| OWNERSHIP                 | Unit #: |
|---------------------------|---------|
| Owner 1: DRAPEAU PHILIP & |         |
| Owner 2: VAN DORPE TRACY  |         |
| Owner 3:                  |         |

|                               |  |
|-------------------------------|--|
| Street 1: 151 APPLETON STREET |  |
| Street 2:                     |  |

|                    |        |
|--------------------|--------|
| Twn/Cty: ARLINGTON |        |
| St/Prov: MA        | Cntry: |
| Postal: 02476      | Type:  |

| PREVIOUS OWNER                |
|-------------------------------|
| Owner 1: MCMACKIN BARBARA E - |
| Owner 2: -                    |
| Street 1: 151 APPLETON STREET |
| Twn/Cty: ARLINGTON            |
| St/Prov: MA                   |
| Postal: 02476                 |

|   |  |
|---|--|
| NARRATIVE DESCRIPTION   |  |
| This parcel contains 10,374 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1988, having primarily Clapboard Exterior and 1904 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms. |  |

| OTHER ASSESSMENTS |
|-------------------|
| Code Descrip/No   |
| Amount            |
| Com. Int          |

| PROPERTY FACTORS |      |             |     |         |      |             |  |
|------------------|------|-------------|-----|---------|------|-------------|--|
| Item             | Code | Description | %   | Item    | Code | Description |  |
| Z                | R1   | SINGLE FA   | 100 | water   |      |             |  |
| o                |      |             |     | Sewer   |      |             |  |
| n                |      |             |     | Electri |      |             |  |
| Census:          |      |             |     | Exempt  |      |             |  |
| Flood Haz:       |      |             |     |         |      |             |  |
| D                |      |             |     | Topo    |      |             |  |
| s                |      |             |     | Street  |      |             |  |
| t                |      |             |     | Gas:    |      |             |  |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 10374       |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 0.70 | 8     |            |           |        |   |        |   |        |   | 511,855         |           |   |           |        |      | 511,900   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Legal Description |  |  |  |  |  |  |  |  |  | User Acct |
|-------------------|--|--|--|--|--|--|--|--|--|-----------|
|                   |  |  |  |  |  |  |  |  |  | 110551    |
|                   |  |  |  |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  |  |  |  | Insp Date |
|                   |  |  |  |  |  |  |  |  |  | 08/15/18  |

**PREVIOUS ASSESSMENT**

| Parcel ID |     |     |            |           |           |            |             |               |               | Date       |  |
|-----------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|--|
| Tax Yr    | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |  |
| 2020      | 101 | FV  | 393,300    | 0         | 10,374.   | 511,900    | 905,200     | 905,200       | Year End Roll | 12/18/2019 |  |
| 2019      | 101 | FV  | 308,700    | 0         | 10,374.   | 511,900    | 820,600     | 820,600       | Year End Roll | 1/3/2019   |  |
| 2018      | 101 | FV  | 334,400    | 0         | 10,374.   | 453,400    | 787,800     | 787,800       | Year End Roll | 12/20/2017 |  |
| 2017      | 101 | FV  | 334,400    | 0         | 10,374.   | 380,200    | 714,600     | 714,600       | Year End Roll | 1/3/2017   |  |
| 2016      | 101 | FV  | 334,400    | 0         | 10,374.   | 380,200    | 714,600     | 714,600       | Year End      | 1/4/2016   |  |
| 2015      | 101 | FV  | 332,500    | 0         | 10,374.   | 329,000    | 661,500     | 661,500       | Year End Roll | 12/11/2014 |  |
| 2014      | 101 | FV  | 307,000    | 0         | 10,374.   | 318,100    | 625,100     | 625,100       | Year End Roll | 12/16/2013 |  |
| 2013      | 101 | FV  | 307,000    | 0         | 10,374.   | 302,700    | 609,700     | 609,700       |               | 12/13/2012 |  |

**SALES INFORMATION**

| TAX DISTRICT    |           |      |           |             |            |    |     | PAT ACCT. |       |  |  |  |
|-----------------|-----------|------|-----------|-------------|------------|----|-----|-----------|-------|--|--|--|
| Grantor         | Legal Ref | Type | Date      | Sale Code   | Sale Price | V  | Tst | Verif     | Notes |  |  |  |
| MCMACKIN BARBAR | 63264-515 |      | 2/11/2014 | Change>Sale | 610,000    | No | No  |           |       |  |  |  |
| MCMACKIN JOHN C | 47267-238 |      | 4/12/2006 | Family      |            | 1  | No  | No        |       |  |  |  |
|                 | 19619-115 |      | 1/1/1989  |             | 289,000    | No | No  | Y         |       |  |  |  |

**BUILDING PERMITS**

| Date       | Number | Descrip  | Amount  | C/O | Last Visit | Fed Code | F. Descr | Comment            | Date       | Result       | By  | Name      |
|------------|--------|----------|---------|-----|------------|----------|----------|--------------------|------------|--------------|-----|-----------|
| 10/12/2016 | 1233   | New Wind | 22,337  | C   |            |          |          |                    | 8/15/2018  | Inspected    | BS  | Barbara S |
| 3/19/2015  | 719    | Insulate | 6,002   |     |            |          |          | Air sealing and in | 6/25/2018  | MEAS&NOTICE  | CC  | Chris C   |
| 3/19/2014  | 232    | Renovate | 112,000 |     |            |          |          |                    | 5/14/2015  | SQ Returned  | MM  | Mary M    |
| 6/21/1994  | 290    |          | 2,000   |     |            |          |          | A/G/POOL           | 5/21/2014  | Measured     | PC  | PHIL C    |
| 11/4/1992  | 588    |          | 26,400  |     |            |          |          | HANDICAP RAMPS     | 10/21/2008 | Meas/Inspect | 163 | PATRIOT   |

ACTIVITY INFORMATION  
Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

|                                 |                   |              |     |                                    |            |                         |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
|---------------------------------|-------------------|--------------|-----|------------------------------------|------------|-------------------------|-----------|-------------------------|-------------------|--------|--------------|------------|------|--------|------------|----------------------|--------------|--|--|--|--|
| <b>EXTERIOR INFORMATION</b>     |                   |              |     | <b>BATH FEATURES</b>               |            |                         |           | <b>COMMENTS</b>         |                   |        |              |            |      |        |            | <b>SKETCH</b>        |              |  |  |  |  |
| Type:                           | 6 - Colonial      |              |     | Full Bath:                         | 1          | Rating:                 | Very Good |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Sty Ht:                         | 2 - 2 Story       |              |     | A Bath:                            |            | Rating:                 |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| (Liv) Units:                    | 1                 | Total:       | 1   | 3/4 Bath:                          | 1          | Rating:                 | Very Good |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Foundation:                     | 1 - Concrete      |              |     | A 3QBth:                           |            | Rating:                 |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Frame:                          | 1 - Wood          |              |     | 1/2 Bath:                          | 1          | Rating:                 | Good      |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Prime Wall:                     | 2 - Clapboard     |              |     | A HBth:                            |            | Rating:                 |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Sec Wall:                       |                   | %            |     | OthrFix:                           | 1          | Rating:                 | Average   |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Roof Struct:                    | 1 - Gable         |              |     | <b>OTHER FEATURES</b>              |            |                         |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Roof Cover:                     | 1 - Asphalt Shgl  |              |     | Kits:                              | 1          | Rating:                 | Very Good |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Color:                          | BLUE/GRAY         |              |     | A Kits:                            |            | Rating:                 |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| View / Desir:                   |                   |              |     | Fpl:                               | 1          | Rating:                 | Good      |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| <b>GENERAL INFORMATION</b>      |                   |              |     | WSFlue:                            |            | Rating:                 |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Grade:                          | C - Average       |              |     | <b>CONDOS INFORMATION</b>          |            |                         |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Year Blt:                       | 1988              | Eff Yr Blt:  |     | Location:                          |            |                         |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Alt LUC:                        |                   | Alt %:       |     | Total Units:                       |            |                         |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Jurisdct:                       | G15               | Fact:        | .   | Floor:                             |            |                         |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Const Mod:                      |                   |              |     | % Own:                             |            |                         |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Lump Sum Adj:                   |                   |              |     | Name:                              |            |                         |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| <b>INTERIOR INFORMATION</b>     |                   |              |     | <b>DEPRECIATION</b>                |            |                         |           | <b>REMODELING</b>       |                   |        |              |            |      |        |            | <b>RES BREAKDOWN</b> |              |  |  |  |  |
| Avg Ht/FL:                      | STD               |              |     | Phys Cond:                         | GD - Good  | 11.                     | %         | No Unit                 | RMS               | BRS    | FL           |            |      |        |            |                      |              |  |  |  |  |
| Prim Int Wall:                  | 1 - Drywall       |              |     | Functional:                        |            | %                       |           | 1                       | 7                 | 3      |              |            |      |        |            |                      |              |  |  |  |  |
| Sec Int Wall:                   |                   | %            |     | Economic:                          |            | %                       |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Partition:                      | T - Typical       |              |     | Special:                           |            | %                       |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Prim Floors:                    | 3 - Hardwood      |              |     | Override:                          |            | %                       |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Sec Floors:                     | 4 - Carpet        | 40           | %   | Total:                             | 11.3       | %                       |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Bsmnt Flr:                      | 12 - Concrete     |              |     | <b>CALC SUMMARY</b>                |            |                         |           | <b>COMPARABLE SALES</b> |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Subfloor:                       |                   |              |     | Basic \$ / SQ:                     | 125.00     |                         |           | Rate                    | Parcel ID         | Typ    | Date         | Sale Price |      |        |            |                      |              |  |  |  |  |
| Bsmnt Gar:                      |                   |              |     | Size Adj.:                         | 1.20147061 |                         |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Electric:                       | 3 - Typical       |              |     | Const Adj.:                        | 0.99594003 |                         |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Insulation:                     | 2 - Typical       |              |     | Adj \$ / SQ:                       | 149.574    |                         |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Int vs Ext:                     | S                 |              |     | Other Features:                    | 109250     |                         |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Heat Fuel:                      | 1 - Oil           |              |     | Grade Factor:                      | 1.00       |                         |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Heat Type:                      | 3 - Forced H/W    |              |     | NBHD Inf:                          | 1.00000000 |                         |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| # Heat Sys:                     | 1                 |              |     | NBHD Mod:                          |            |                         |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| % Heated:                       | 100               | % AC:        |     | LUC Factor:                        | 1.00       |                         |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Solar HW:                       | NO                | Central Vac: | NO  | Adj Total:                         | 443341     |                         |           |                         | Juris. Factor:    | 1.00   | Before Depr: | 149.57     |      |        |            |                      |              |  |  |  |  |
| % Com Wall:                     |                   | % Sprinkled: |     | Depreciation:                      | 50098      |                         |           |                         | Special Features: | 0      | Val/Su Net:  | 105.42     |      |        |            |                      |              |  |  |  |  |
|                                 |                   |              |     | Deprecated Total:                  | 393244     |                         |           |                         | Final Total:      | 393200 | Val/Su SzAd: | 206.51     |      |        |            |                      |              |  |  |  |  |
| <b>MOBILE HOME</b>              |                   |              |     | Make:                              |            | Model:                  |           | Serial #:               |                   | Year:  |              | Color:     |      |        |            |                      |              |  |  |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |                   |              |     | <b>PARCEL ID</b> 167.0-0003-0004.B |            |                         |           |                         |                   |        |              |            |      |        |            |                      |              |  |  |  |  |
| Code                            | Description       | A            | Y/S | Qty                                | Size/Dim   | Qual                    | Con       | Year                    | Unit Price        | D/S    | Dep          | LUC        | Fact | NB Fa  | Appr Value | JCod JFact           | Juris. Value |  |  |  |  |
| 2                               | Frame Shed        | D            | Y   |                                    | 112X16     | A                       | AV        | 2000                    |                   | 0.00   | T            | 15.2       | 101  |        |            |                      |              |  |  |  |  |
| More: N                         | Total Yard Items: |              |     |                                    |            | Total Special Features: |           |                         |                   |        |              |            |      | Total: |            |                      |              |  |  |  |  |